



CITY PLANNING COMMISSION

June 25, 2014, Calendar No. 8

M 030516 (A) MMK

IN THE MATTER OF a resolution concerning a decision of the City Planning Commission with respect to application C 030516 MMK, approved by the Commission on May 10, 2004 (Calendar No. 3), providing for, inter alia, the widening of Willoughby Street between Albee Square and Flatbush Avenue Extension in accordance with Map No. X-2667 dated November 20, 2003, signed by the Borough President, and revised April 9, 2014.

WHEREAS, at its meeting on May 10, 2004, the Commission adopted a series of actions to facilitate the Downtown Brooklyn Development Plan (the “Plan”), a comprehensive development framework that would stimulate new commercial, residential, academic and cultural development in Downtown Brooklyn, the Plan would promote the growth of Downtown Brooklyn to reinforce its role as a regional central business district; provide viable development sites for future market cycles; retain businesses considering relocating outside of New York City; and capture regional employment growth and strengthen New York City’s economic base by attracting new businesses, and

WHEREAS, at its meeting on May 10, 2004 the Commission adopted resolutions which approved several actions including an amendment to the City Map (C 030516 MMK, Cal. No. 3), shown on Map No. X-2667, the widening of Willoughby Street; and

WHEREAS, at its meeting on June 28, 2004, the City Council subsequently approved the City Map amendment (Resolution No. 452); and

WHEREAS, subsequent to the City Council approval, the applicant, Albee Phase 3 Development, LLC determined that a reduction in the mapped width of Willoughby Street from the previously approved 95 feet to 75 feet will provide a street width more appropriate for the third phase of the adjacent City owned development site which is planned to be a primarily residential mixed-use development instead of an office building as envisioned when the original application was approved; and

WHEREAS, the subject segment of Willoughby Street between Flatbush Avenue Extension and Gold Street/Albee Square proposed to be widened is a 60-foot wide mapped City owned street which operates as a two-way street with two eastbound lanes and one westbound lane, curbside parking is not permitted, the roadway is approximately 32 feet wide, the north sidewalk is 13 feet wide, and the south sidewalk is 15 feet wide; and

WHEREAS, the approved original application (C 0305016 MMK), proposed a 95-foot wide right-of-way which included a 30-foot wide westbound roadway and a 30-foot wide eastbound roadway separated by a 10-foot wide raised mall, a westbound roadway operating with two moving lanes and one curbside parking lane and an eastbound roadway operating with two

moving lanes and a lay-by lane, the north sidewalk remaining 13 feet wide and the south sidewalk narrowed to 14 feet wide adjacent to the lay-by lane; and

WHEREAS, the applicant filed an application on December 23, 2013 requesting a modification to previously approved City Map amendment (C 030516 MMK) by reducing the mapped width of Willoughby Street from 95 feet to 75 feet; and

WHEREAS, the modified application, proposes a 75-foot wide right-of-way which would include a 44-foot wide two-way roadway with two moving lanes in each direction, the north sidewalk would remain 13 feet wide and the south sidewalk would be widened to 18 feet from the existing 15 feet; and

WHEREAS, the proposed application does not alter the scope of the previously approved application (C 030516 MMK); and

WHEREAS, this application (M 030516 (A) MMK), was reviewed pursuant to the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Department of Transportation (DOT). The designated CEQR number is 14DOT017K; and

WHEREAS, a Negative Declaration for CEQR number 14DOT017K was issued on March 28, 2014; and

WHEREAS, the Borough President of Brooklyn has reviewed and submitted to the Department of City Planning revised Map No. X-2667, dated November 20, 2003, and revised April 9, 2014 to reflect the subject modification; and

WHEREAS, the City Planning Commission may adopt a resolution approving the revised maps without review pursuant to the Uniform Land Use Review Procedure (ULURP), since it relates to a minor modification to a previous approval; and

NOW THEREFORE, the Commission adopts the following resolution:

RESOLVED, by the City Planning Commission, that based on the considerations described in this report, the revised Map No. X-2667, dated November 20, 2003, revised April 9, 2014, and signed by the Borough President, is hereby approved; and be it further

RESOLVED that, all such approvals being subject to the following conditions:

The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. X-2667 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter;

The above resolution (M 030516 (A) MMK), duly adopted by the City Planning Commission on June 25, 2014 (Calendar No. 8), is filed with the Office of the Speaker, City Council and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

CARL WEISBROD, Chairman

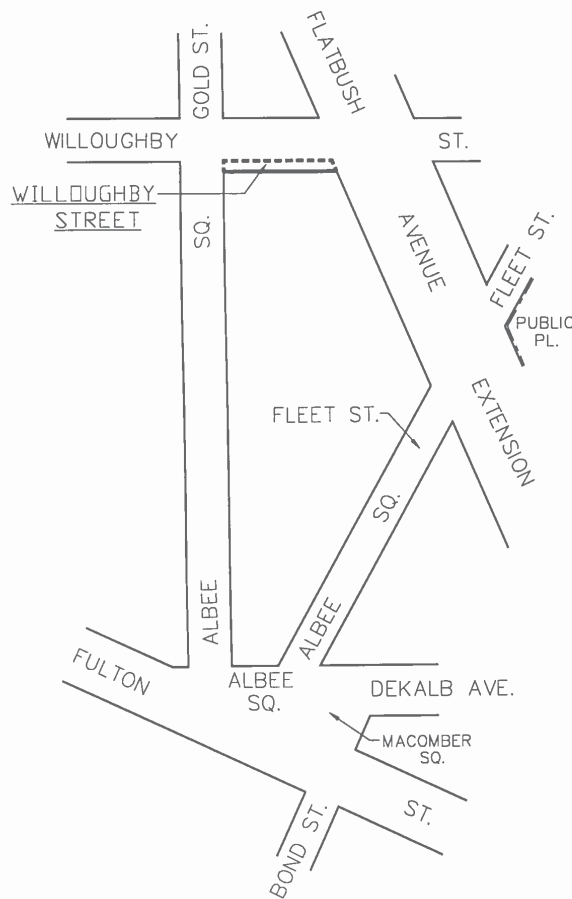
KENNETH J. KNUCKLES, ESQ., Vice Chairman

ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,

ALFRED C. CERULLO, III, MICHELLE R. DE LA UZ,

MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,

ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
MAP CHANGE
ON SECTIONAL MAP

16

BOROUGH OF
BROOKLYN

New York, Approval Date
JUNE 25, 2014

I. Sadko P.E.
I. Sadko, P.E.
Chief Engineer



- NOTE:
- Indicates line of street legally adopted.
 - Indicates line of street proposed to be established.
 - - - - Indicates line of street proposed to be eliminated.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.